

## TIPP CITY COUNCIL STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO

MAY 5, 2008

**Study Session**

EMS Chief Mark Senseman opened the Study Session at 5:00 p.m. on this date.

**Roll Call**

Council Members in attendance included: William D. Beagle, Vickie K. Blakey, Tim E. Evans, George H. Lovett, John Kessler, and Dolores Gillis.

Others in attendance included: Community Services Director Kathy Taylor, Fire Chief Steve Kessler, Monroe Township Trustee Dr. Martin English, Board of Education Superintendent John Kronour, Assistant Superintendent Gretta Kumpf, Transportation Supervisor Janie Thompson, Acting City Manager Bradley C. Vath, Jack Mohler, and Clerk of Council Misty Cheshire.

**Discussion –  
NIMS 100 & 700  
Training**

Miami County EMA Director Kenny Artz and Shirley Swallows used a PowerPoint presentation and Study Guide to administer National Incident Management System (NIMS) training.

IS-100 Introduction to Incident Command System describes the history, features and principles, and organizational structure of the Incident Command System. IS-700 National Incident Management System, An Introduction provides a consistent nationwide template to enable all government, private-sector, and nongovernmental organizations to work together during domestic incidents.

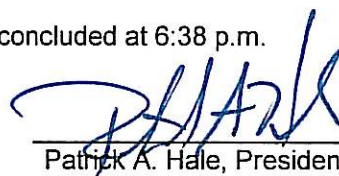
Those present were advised to take the NIMS 100 and 700 tests online. Council and City staff was directed to provide the test results to the Clerk of Council who will in turn file the results in the appropriate personnel files.

Mr. Artz noted that chemical incident training drill will be conducted at the Tipp City Meijer in September of this year.

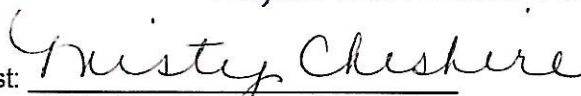
Dr. English asked how often he would be required to recertify in this area. Mr. Artz stated that once you take and pass these test you do not have to take them again.

**Adjournment**

The study session concluded at 6:38 p.m.



Patrick A. Hale, President of Council

Attest:   
Misty Cheshire, Clerk of Council

## TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

MAY 5, 2008

**Roll Call**

President Patrick A. Hale called to order the regular meeting of the Tipp City Council at 7:30 p.m. Roll call showed the following Councilmembers present: William D. Beagle, George H. Lovett, John E. Kessler, Tim E. Evans, Patrick A. Hale, Vickie K. Blakey, and Dee Gillis.

In attendance: Acting City Manager Bradley C. Vath, Law Director Joseph P. Moore, Finance Director Richard Drennen, Utilities Director M. J. Eichman, Fire Chief Steve Kessler, *Dayton Daily News* reporter Nancy Bowman, *Tipp Herald* reporter Mike Kelly, *Independent Voice* reporter Matt Clevenger, and Clerk of Council Misty Cheshire.

Citizens signing the register included: Gretta Kumpf, Jordan Stutz, Kyli Callicoat, Tom Sutton, Erin Dever, Michele Dever, Michael Brown, Sarah Steven, Abby Stucke, Zack Nelson, Hannah Merritt, Andrew Schnao, Doe Kessler, Chris Spencer, Elizabeth Krebs, Kyle Little, David Owens, Sean Weston, Carrie Chaffins, Andrew Farlong, Heather Huecker, Martin Huecker, Ali Empson, Lynnette Pearson, Jordan Grewe, Zac Schell, Mollie Vanover, Grace Shearer, Alexa Wray, Hilary Andres, Chloe Deskins, Matt Blair, Zack Jones, Wayne Hughes, Greg Scott, Melissa Davis, Rebecca Holloway, Sarah Trick, Eric Dahle, Alex Dahle, Leo Greusenmeyer, Andy Grusenmeyer, Michael Reed, Alex Graham, Steven Reed, Tyler Cope, David Dekold, Andrew Davidson, Jr., and Gim Porto.

**Invocation and  
Pledge of Allegiance**

Bret Warkentine from the Tipp City Church of the Nazarene delivered the invocation. Boy Scout Troop 294 led the Pledge of Allegiance.

**Approval of Agenda**

Mr. Lovett moved to approve the agenda, seconded by Mrs. Gillis. The motion unanimously carried.

**Adoption of Minutes**

Mr. Lovett moved, seconded by Mrs. Gillis, to adopt the minutes of the April 23, 2008, City Council Meeting. The motion carried 7-0.

Mr. Beagle moved to adopt the minutes of the April 23, 2008, Special City Council Meeting, seconded by Mr. Kessler. The motion unanimously carried.

Mayor Evans moved, seconded by Mr. Lovett, to adopt the minutes of the April 24, 2008, Special City Council Meeting. The motion carried with a vote of 7-0.

**Proclamations  
Police Week**

Mayor Evans proclaimed the May 11 -17, 2008 as Police Week in Tipp City. He presented the proclamation to Acting City Manager Brad Vath.

**Poppy Days**

Mayor Evans proclaimed the month of May as Poppy Days in Tipp City. This proclamation will be presented to the American Legion Ladies Auxiliary.

**Ordinances  
(Second Reading and  
Public Hearing)**

Ordinance 09-08

NAWA Deed Transfer

The following ordinances were presented to City Council for second reading and public hearing.

Ordinance 09-08: An ordinance approving the form and authorizing the execution of quit-claim deeds for four (4) easements to the Northern Area Water Authority (NAWA).

Clerk of Council Summary: This allows the City Manager to transfer ownership of two waterline easements from the City to NAWA which were necessary for the construction of the 24" transmission main from Tipp City to Vandalia, and two waterline easements for the construction of the raw waterline to the new water treatment plant.

City Manager Report: Mr. Vath noted that this ordinance will transfer four (4) waterline easements from the City of Tipp City to NAWA. Two (2) easements were secured by the City prior to the start of the NAWA project from George Timmer for the raw water line. The other two (2) easements were secured as part of the 24" transmission line project to Vandalia, but were inadvertently granted in the name of the Miami County Commissioners. The Commissioners have transferred the easements to the "City of Tipp City" which now needs to transfer ownership to NAWA (½ to the City of Vandalia and ½ to the City of Tipp City).

Mayor Evans sponsored this ordinance and moved for its adoption, seconded by President Hale. The motion carried. Ordinance 09-08 was declared passed and President Hale affixed his signature in witness thereto.

Ordinance 10-08  
Video Service  
Authorization

Ordinance 10-08: An ordinance determining the video service provider fee to be paid by a video service provider offering video service in the City pursuant to a state authorization; authorizing the City Manager to give notice to the video service provider of the fee; and enacting Chapter 114 regarding "Competitive Video Service Authorizations."

Clerk of Council Summary: This ordinance will enact the new Competitive Video Service Authorization Code, Chapter 114, to establish the terms, conditions, franchise fee, and define gross revenue for video service providers within the City.

City Manager Report: This ordinance will establish Tipp City's rules and procedures for Video Service Providers who may wish to provide service in Tipp City. Mr. Vath noted that SB117 effectively eliminated the City's ability to issue cable TV franchises, thus necessitating the enactment of this ordinance to maintain Tipp City's control and limited regulatory rights. He noted that this ordinance would enact Chapter 114 of the Tipp City Code of Ordinance and would outline the requirements and the 5% franchise fee. Mr. Vath reported that Tipp City's existing franchise with Time Warner Cable will expire on December 31, 2010. After the expiration of the existing franchise, Tipp City Code Chapter 111 will need to be repealed. Mr. Vath stated that Council and the Monroe Township Trustees held a joint meeting on April 7th where the VSA issues were presented by Steve Husemann from the Miami Valley Cable Council and discussed at length.

**Ordinances  
(First Reading)**

Snowmobiles, Off-  
highway Motorcycles,  
& All-Purpose Vehicles

Mr. Lovett sponsored this ordinance and moved for its adoption, seconded by Mrs. Gillis. The motion carried. Ordinance 10-08 was declared passed and President Hale affixed his signature in witness thereto.

The following ordinances were presented to City Council for first reading, the second reading and public hearing will be held on May 19, 2008.

Mrs. Blakey sponsored an ordinance amending code section 75.27 to modify the requirements for the operation of snowmobiles, off-highway motorcycles, and all-purpose vehicles within the city.

Clerk of Council Summary: This ordinance will enact code to regulate the use of these vehicles on residentially zoned properties with less than 3 acres.

City Manager Report: Mr. Vath noted that these vehicles will be permitted for use as agricultural and/or utilitarian purposes such as plowing snow, cutting grass, pulling attachments.

Streetscape  
Assessment

Mr. Beagle sponsored an ordinance levying special assessments for the construction of sidewalks and driveway approaches on West Main Street from Tippecanoe Drive east to Hyatt Street.

Clerk of Council Summary: This ordinance will assess the property owners for sidewalks and driveway approaches, if the invoices are not paid, for these improvements completed as part of Streetscape.

City Manager Report: This ordinance will allow the City to assess 45 private property owners for the cost of sidewalks and driveway aprons installed during the recent Streetscape Project. Mr. Vath noted that the properties are located on Main Street between Tippecanoe Drive and Hyatt Street. He noted that the City is prohibited, by ODOT, from assessing for the cost of curbs. Property owners are being charge the cost of standard concrete driveway approaches and not for the cost of the decorative brick pavers which were installed on the driveway approaches.

2007 Curb & Sidewalk  
Program Assessments

Mr. Kessler sponsored an ordinance levying special assessments for the construction of curbs, gutters, sidewalks and driveway approaches in various locations within the City of Tipp City, Ohio.

Clerk of Council Summary: This ordinance will assess the property owners for curbs, sidewalks and driveway approaches installed as part of the 2007 Annual Paving Program/Sidewalk Program, if the invoices are not paid.

City Manager Report: This ordinance will allow the City to assess 63 private property owners for the cost of curbs, sidewalks, and driveway aprons installed during the 2007 Curb and Sidewalk Replacement Program. Mr. Vath noted that these properties are scattered throughout Tipp City but mainly in the areas where roadways were repaved as part of the 2007 Paving Program.

**Motions**

Mr. Kessler moved to reappoint Joseph Gibson to the Cable Access Commission for a term expiring on April 30, 2010, seconded by Mr. Beagle. The motion unanimously carried.

**Citizen Comments**

There were no citizen comments on items not on the agenda.

**Councilmember  
Comments**

Mr. Kessler thanked the high students for attending the meeting and encouraged them to get involved in the community.

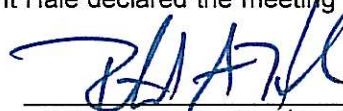
Mr. Evans noted that he attended the Arbor Day tree planting ceremony at Kyle Park on April 25<sup>th</sup>. He also attended the National Day of Prayer ceremony on May 1<sup>st</sup>.

**Acting City Manager  
Comments**

Mr. Vath noted that Michaels Road would be closed May 5 – 9. He noted that he recently traveled to Washington, D. C., for the I75-70 Dayton Development Committee Fly-in. He was able to speak to the legislature's staff and lobby for regional and local development priorities.

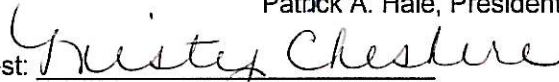
**Adjournment**

There being no further business, it was moved by Mayor Evans, seconded by Mr. Lovett, that the meeting be adjourned. The motion unanimously carried. President Hale declared the meeting adjourned at 7:53 p.m.



Patrick A. Hale, President of Council

Attest:

  
Misty Cheshire, Clerk of Council



## TIPP CITY COUNCIL STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO

MAY 5, 2008

**Study Session**

Acting City Manager Bradley C. Vath opened the Study Session at 8:03 p.m. on this date.

**Roll Call**

Council Members in attendance included: Patrick A. Hale, Tim E. Evans, William D. Beagle, Vickie K. Blakey, George H. Lovett, John Kessler, and Dolores Gillis.

Others in attendance included: Eric Dahle, Steven Reed, Michael Reed, Alex Dahle, Alex Graham, Utilities Director M. J. Eichman, Acting City Manager Bradley C. Vath, Fire Chief Steve Kessler, Finance Director Richard Drennen, Law Director Joseph P. Moore, *Dayton Daily News* reporter Nancy Bowman, *Tipp Herald* reporter Mike Kelly, *Independent Voice* reporter Matt Clevenger, and Clerk of Council Misty Cheshire.

**Discussion –  
Out-of-Town Sanitary  
Sewer Rate Ordinance**

Mr. Eichman used the attached PowerPoint presentation that proposed that all out of town customers not covered by separate contract pay 150% of City sewer rate. This rate would apply to base charge and the TCA treatment charge.

Mr. Eichman noted that the proposed change would affect two rural contractual accounts, two rural business accounts, and 11 rural residential accounts. He noted that the Miami County Sanitary Engineer will pay 150% of City sewer rate for Deer Cliff Run's sanitary until a contract is finalized.

Mr. Eichman noted that the TCA wastewater treatment charge will no longer be shown as a separate pay item on utility bills. With Council's approval Mr. Eichman proposed introducing this legislation on May 19<sup>th</sup>. Upon passage, the new rates will be implemented on August 1, 2008, for bills which are due August 10, 2008. Council directed staff to move forward.

**Sign Code Update**

The next topic of discussion concerned revisions to the City's sign code. Mr. Vath highlighted the proposed changes:

- Pennants will be permitted (the State of Ohio flag is a pennant.)
- Signs will be permitted in second floor windows.
- Approval procedures and eligibility requirements to hang a Main Street banner.
- A wall sign may be painted directly on a building wall.
- Restrictions and time limits for window signs.
- Standards for sidewalk signs.
- Restrictions for signage in the Restoration District.
- Permitted sign variances. (height only)
- Area requirements for Day Care or Special Use signs.

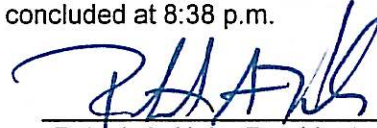
Mr. Vath asked if Council wanted to address LED or LCD signs in the Code, currently they are prohibited. He stated that these signs

could be allowed throughout the community or restricted to a certain zoning district. In the past Council has opposed signs that move or have color, specifically red.

Following a brief discussion, Council agreed to allow LED or LCD signs within the Highway Service District only, the sign colors may only be black and white, and the text may only change once every hour.

**Adjournment**

The study session concluded at 8:38 p.m.



Patrick A. Hale, President of Council

Attest:   
Misty Cheshire, Clerk of Council

Out of Town Sanitary Sewer Rate Ordinance



Study Session  
May 5, 2008

Summary of Proposed Changes

1. All out of town customers not covered by separate contract to pay 150% of City sewer rate.
2. 150% rate will apply to:  
base charge (currently 150%), and  
TCA treatment charge (currently 100%)
3. TCA treatment charge (changed administratively) no longer broken out as separate pay item on utility bills.

Deer Cliff Run Subdivision was a bulk customer of TCA through the Miami County Sanitary Engineer's (MCSE). TCA is requiring MCSE to become Tipp City's customer for Deer Cliff Run Subdivision. Contract negotiations on-going with MCSE. Proposed ordinance change will allow the City to bill MCSE at 150% until an agreement (contract) is made.




Miami County/Deer Cliff Run  
Sanitary Sewer

Who is affected by this change?

- Rural Contractual Accounts – 2  
-proposed changes have no effect on "contractual" customers
- Rural Business Accounts – 2
- Rural Residential Accounts – 11

Country Estates:  
-110% of City Rate  
typical use =  
134,000-1,195,000  
gal./mo.

Evanston Estates:  
- 110% of City Rate  
typical use =  
1,071,000 -  
5,827,000 gal./mo.



12 Rural Contractual Accounts

12 Rural Business/Residential Accounts

- 6 accounts at minimum billing
- 4 accounts vary from minimum to 5000 gal/month
- 1 account varies 5000 – 7000 gal/month



**Effect of Rate Change on 4,000-gal/mo. user**

	<u>Current</u>	<u>Proposed</u>
Sewer	\$7.20	\$7.20
WWT	\$4.71	\$7.09
<b>Total</b>	<b>\$11.90</b>	<b>\$14.28</b>

$\$2.38/\text{month} = \$28.56/\text{yr} (20\%)$

**Effect of Rate Change on 4,000-gal/mo. user**

	<u>Current</u>	<u>Proposed</u>
Sewer	\$8.90	\$8.90
WWT	\$6.28	\$9.44
<b>Total</b>	<b>\$15.18</b>	<b>\$18.34</b>

$\$3.16/\text{month} = \$37.92/\text{yr} (21\%)$

**Effect of Rate Change on 4,000-gal/mo. user**

	<u>Current</u>	<u>Proposed</u>
Sewer	\$13.96	\$13.96
WWT	\$10.99	\$16.52
<b>Total</b>	<b>\$24.95</b>	<b>\$30.48</b>

$\$5.53/\text{month} = \$66.36/\text{yr} (22\%)$

TCA wastewater treatment charge no longer shown as separate pay item on all utility bills.

**City of Tiffin Utility Bill**

NAME		CITY OF TIFFIN CITY		SERVICE ADDRESS		212 PARK, SERVICE CENTER		ACCOUNT #		840343	
SERVICE PERIOD	WATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND
03/17/08	04/15/08	500	511 WATER	3	14.40						
03/17/08	04/15/08	3	SEWER	3	4.71						
03/17/08	04/15/08	3	WASTE WATER TREATMENT	3	4.71						
03/17/08	04/15/08	6.048	6.216 ELECTRIC	6.200	204.11						
			ELECTRIC DEMAND PER RU	26	128.40						

Last payment 04-07-2008      CASH 473

**City of Tiffin Utility Bill w/ proposed change**

NAME		CITY OF TIFFIN CITY		SERVICE ADDRESS		212 PARK, SERVICE CENTER		ACCOUNT #		840343	
SERVICE PERIOD	WATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND	WASTEWATER DEMAND
03/17/08	04/15/08	500	511 WATER	3	14.40						
03/17/08	04/15/08	3	SEWER	3	9.51						
03/17/08	04/15/08	6.048	6.216 ELECTRIC	6.200	204.11						
			ELECTRIC DEMAND PER RU	26	128.40						

Last payment 04-07-2008      CASH 473

### Summary

Miami Co. Sanitary Engineer/Deer Cliff Run sanitary will pay 150% of City sewer rate until agreement/contract is finalized.

150% will apply to base charge and TCA treatment charge. This has minimal affect on 13 rural business/residential accounts.

TCA wastewater treatment charge (changed annually administratively) will no longer be shown as a separate pay item on utility bills.

### Ordinance amending Code Section 52.02

Introduction on 5.19.2008

2<sup>nd</sup> Reading on 6.2.2008

Effective on 7.2.2008

Rates implemented on Aug. 1, 2008 for bills due Aug. 10, 2008

Complete negotiations with MCSE for the contract for Deer Cliff Run Subdivision.

Questions??

Next Steps.....